

\$799,000 - 225 Gleneagles View, Cochrane

MLS® #A2192303

\$799,000

4 Bedroom, 4.00 Bathroom, 1,984 sqft

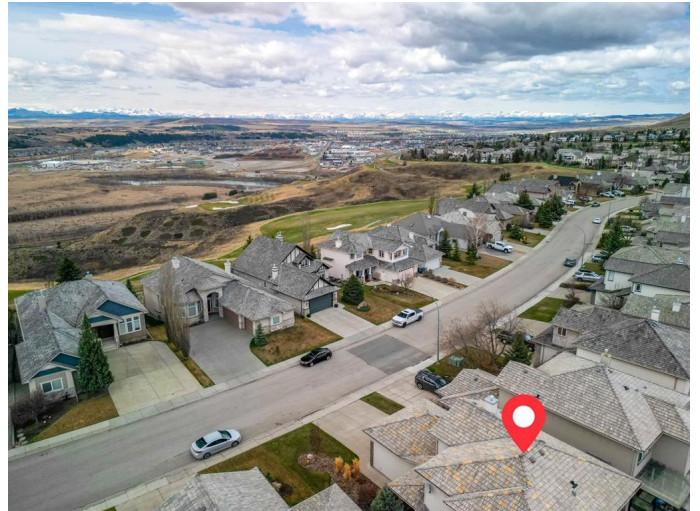
Residential on 0.15 Acres

GlenEagles, Cochrane, Alberta

This is the one youâ€™ve been waiting for! Located in the sought-after Gleneagles community, this gorgeous family home is just steps from the golf course and surrounded by breathtaking valley and mountain views. With a scenic pathway system winding throughout the community, youâ€™ll love exploring the areaâ€™s natural beauty. From the moment you pull up, the charming curb appeal and grand vaulted entry make a statement.

Inside, the main floor is designed for both style and function, with 9â€™ ceilings and thoughtful upgrades throughout. Need a home office? Youâ€™ve got oneâ€™complete with sleek glass doors for privacy. The open-concept kitchen is perfect for entertaining, featuring a huge island with tons of storage, granite countertops, and a walk-in pantry. The bright living room is the ultimate cozy spot, with a gas fireplace framed by a stylish stone surround. The dining area flows effortlessly onto the spacious deck, overlooking a beautifully landscaped yard with mature trees and no neighbours behindâ€™just peaceful green space. The main level is complete with a laundry room, a 2-piece bath, and a double attached garage.

Upstairs, the primary suite is your own private retreat, featuring a huge walk-in closet and a 5-piece ensuite with a relaxing soaker tub. Two more generous bedrooms offer plenty of storageâ€™one with a double closet, the other



with a walk-in. A 4-piece bath rounds out the upper level.

Downstairs, the fully finished basement is made for movie nights and hangouts, with 9â€™ ceilings and a spacious rec room. Thereâ€™s even a storage room with potential for a dry bar. The fourth bedroom is perfect for guests or older kids, and another 4-piece bath completes the space. The basement vinyl plank flooring is 3 1/2 years old.

This home also includes a large storage shed, updated baseboards, doors, and hardware, and a fully landscaped yard with mature trees for added privacy.

Enjoy the small-town ambiance with the convenience of Downtown Calgary just 35 minutes away. This home has it allâ€”space, style, and an unbeatable location. Check out the virtual tour or book a showing today!

Built in 2003

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2192303 |
| Price | \$799,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,984 |
| Acres | 0.15 |
| Year Built | 2003 |

| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 225 Gleneagles View |
| Subdivision | GlenEagles |
| City | Cochrane |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T4C2G5 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Other |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Granite Counters |
| Appliances | Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Window Coverings, Garburator, Gas Stove |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Glass Doors, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Built-in Barbecue, None |
| Lot Description | Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof | Shake |
| Construction | Vinyl Siding, Wood Frame, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 7th, 2025 |
| Days on Market | 88 |
| Zoning | R-LD |
| HOA Fees | 125 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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